

DEPARTMENT OF THE ARMY
Wilmington District, Corps of Engineers
Post Office Box 1890
Wilmington, North Carolina 28402-1890

Action ID No. 200320450

November 7, 2003

PUBLIC NOTICE

Patrick O'Neal, Chatham Development, LLC, 211 Chancellors Ridge Drive, Durham, North Carolina, 27713, has applied for a Department of the Army (DA) permit TO PLACE FILL MATERIAL INTO 176 LINEAR FEET OF STREAM CHANNEL, AND TO FLOOD 1,775 LINEAR FEET OF STREAM CHANNEL AND 0.283 ACRE OF WETLANDS, ALONG UNNAMED TRIBUTARIES TO WHITE OAK CREEK, IN THE CAPE FEAR RIVER BASIN, ASSOCIATED WITH THE CONSTRUCTION OF HERITAGE POINT SUBDIVISION, IN CHATHAM COUNTY, NORTH CAROLINA.

The following description of the work is taken from data provided by the applicant and from observations made during a site visit by a representative of the Corps of Engineers. Plans submitted with the application show the proposed construction of two recreational ponds and two driveway crossings within tributaries to White Oak Creek, located north of U.S. Highway 64, approximately 1.0 mile west of N.C. Highway 751, in Chatham County, North Carolina.

Both ponds are proposed to be constructed with earthen dams, each measuring 14.9 feet in height. Both ponds have been designed with concrete emergency overflow spillways and primary spillways capable of passing the 100-year storm flow. The western-most pond, identified in the plans as Pond # 1, is proposed to be 3.0 acres in size and has been designed with a capacity of 22 acre-feet of water at normal pool. Construction of the pond would result in the placement of fill material into 70 linear feet of stream channel for the dam, and the flooding of 690 linear feet of stream channel and 0.273 acre of forested wetland. Pond # 2, located on the eastern portion of the tract, is proposed to be 3.7 acres in size and has been designed with a capacity of 27 acre-feet of water at normal pool, and would result in the placement of fill material into 70 linear feet of stream channel for the dam, and the flooding of 1,085 linear feet of stream channel and 0.009 acre of wetlands. The proposed ponds are being constructed to serve as recreational amenities to the single-family residences within the subdivision. In addition, development of the lots within the subdivision would require the installation of three driveway crossings, with impacts totaling 36 linear feet of stream channel and 0.001 acre of wetlands for all three driveways. The total proposed impact associated with the subdivision is 1,951 linear feet of stream channel and 0.283 acre of wetlands. Plans showing the work are included with this public notice.

The applicant proposes mitigation for impacts to stream channels associated with the project by providing payment into the North Carolina Wetlands Restoration Program for the restoration of 806 linear feet of stream channel and by restoring 450 linear feet of steam channel

on site. In addition, the applicant proposes to preserve 1,390 linear feet of stream buffer on site. To mitigate for impacts to wetlands associated with wetlands, the applicant has proposed to create approximately 0.482 acre of wetlands on site. The proposed restoration and preservation sites are depicted on the attached plans, however submittal of the detailed plans for the mitigation sites is still pending.

The State of North Carolina will review this public notice to determine the need for the applicant to obtain any required State authorization. No Department of the Army (DA) permit will be issued until the coordinated State viewpoint on the proposal has been received and reviewed by this agency, nor will a DA permit be issued until the North Carolina Division of Water Quality (NCDWQ) has determined the applicability of a Water Quality Certificate as required by PL 92-500.

This application is being considered pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Any person may request, in writing within the comment period specified in the notice, that a public hearing be held to consider this application. Requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein. Based on the best available evidence, it has been determined that no sites within the vicinity of the project are registered or listed as being eligible for inclusion in the Register. Examination of the National Register of Historic Places constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of other such resources. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by work under the requested permit.

The District Engineer, based on available information, is not aware that the proposed activity will affect species, or their critical habitat, designated as endangered or threatened pursuant to the Endangered Species Act of 1973.

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts that the proposed activity may have on the public interest requires a careful weighing of all those factors, which become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The decision whether to authorize a proposal, and if so the conditions under which it will be allowed to occur, are therefore determined by the outcome of the general balancing process. That decision should reflect the national concern for both protection and utilization of important resources. All factors that may be relevant to the proposal must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards and flood plain values (in accordance with Executive Order 11988), land use, navigation, shore erosion and accretion, recreation, water

supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

For activities involving the placement of dredged or fill materials in waters of the United States, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria, a permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

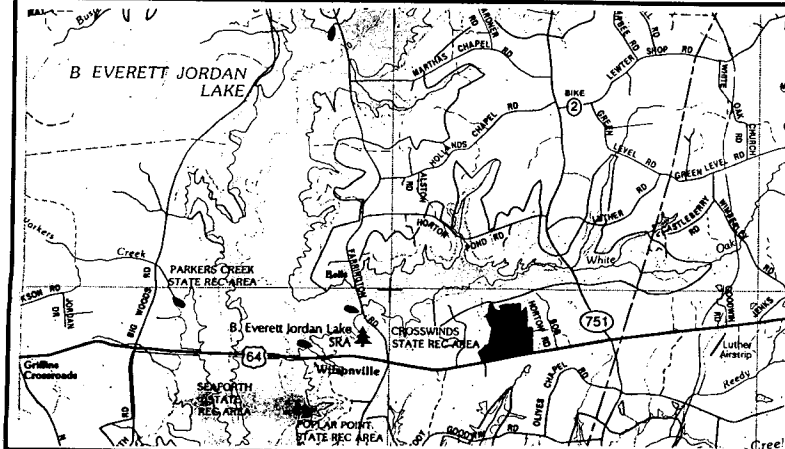
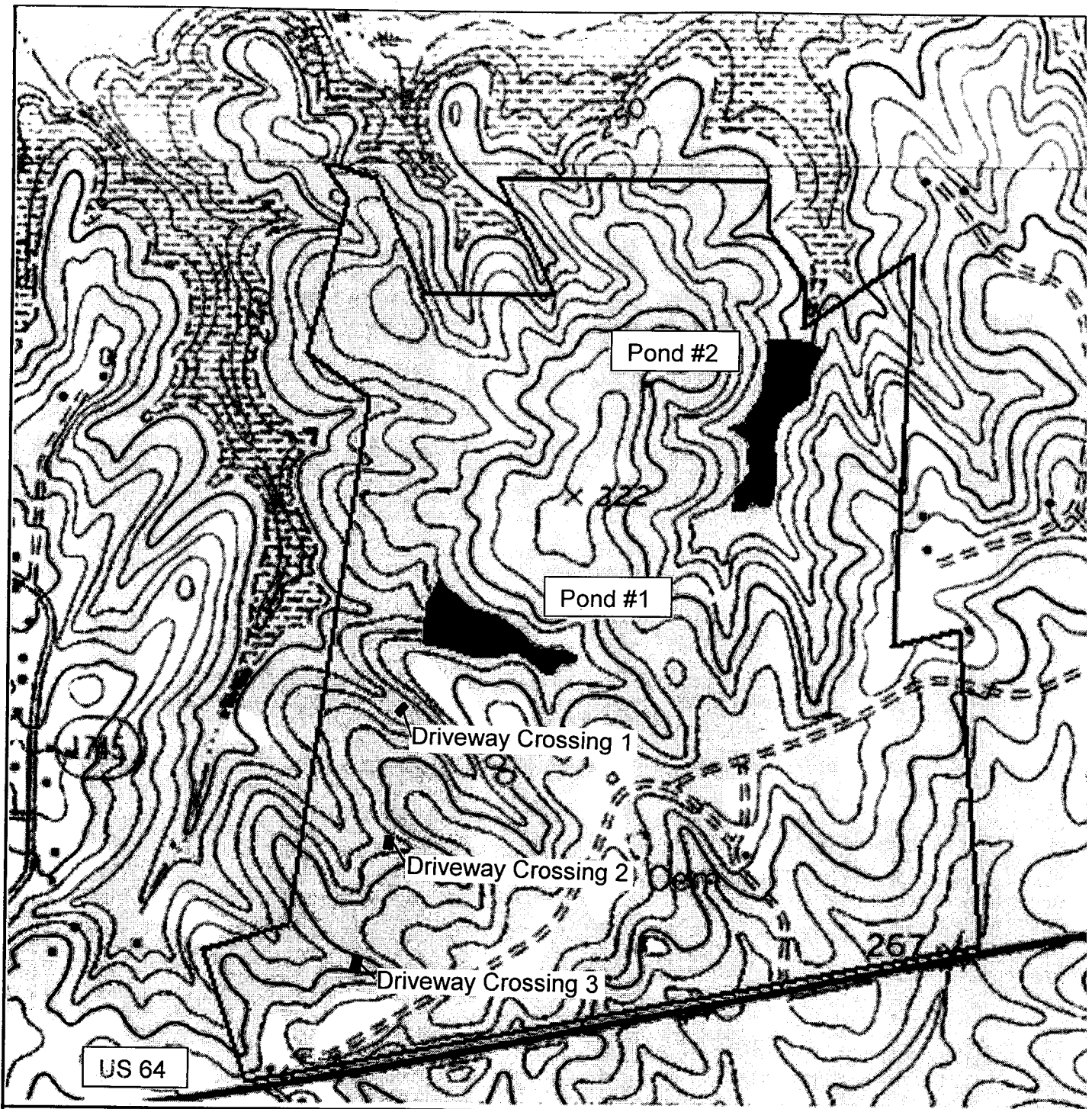
The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Generally, the decision whether to issue this Department of the Army (DA) permit modification will not be made until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives State certification required by Section 401 of the Clean Water Act. The NCDWQ considers whether or not the proposed activity will comply with Sections 301, 302, 306, and 307 of the Clean Water Act. The application and this public notice for the Department of the Army (DA) permit serves as application to the NCDWQ for certification.

Additional information regarding the Clean Water Act certification may be reviewed at the offices of the Wetlands /401 Unit, North Carolina DENR, Division of Water Quality, 2321 Crabtree Boulevard, Raleigh, North Carolina. Copies of such materials will be furnished to any person requesting copies upon payment of reproduction costs.

All persons desiring to make comments regarding the application for Clean Water Act certification should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), Wetlands/401 Unit, 1650 Mail Service Center, Raleigh, North Carolina, 27699-1650, on or before December 1, 2003, Attention: Mr. John Dorney.

Written comments pertinent to the proposed work, as outlined above, will be received in this office, Attention: Mr. Todd Tugwell, until 4:15 p.m., December 8, 2003, or telephone (919) 876-8441, extension 26.



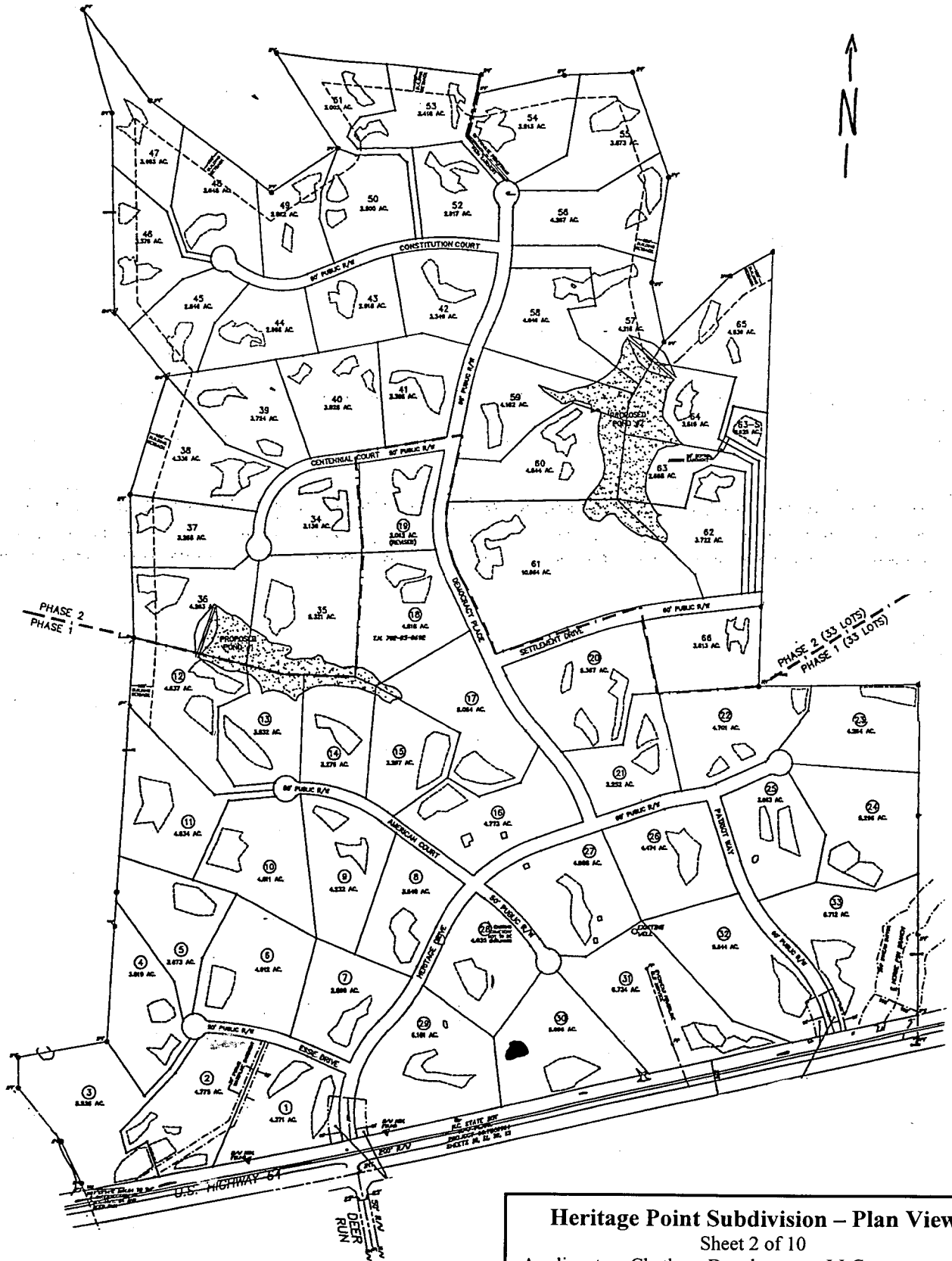
Heritage Point Subdivision - Location Map

Sheet 1 of 10

Applicant: Chatham Development, LLC
 Mr. Patrick O'Neal
 211 Chancellors Ridge Drive
 Durham, NC 27713

County: Chatham

Water Body: Unnamed Tributaries to White Oak
 Creek, Cape Fear River Basin



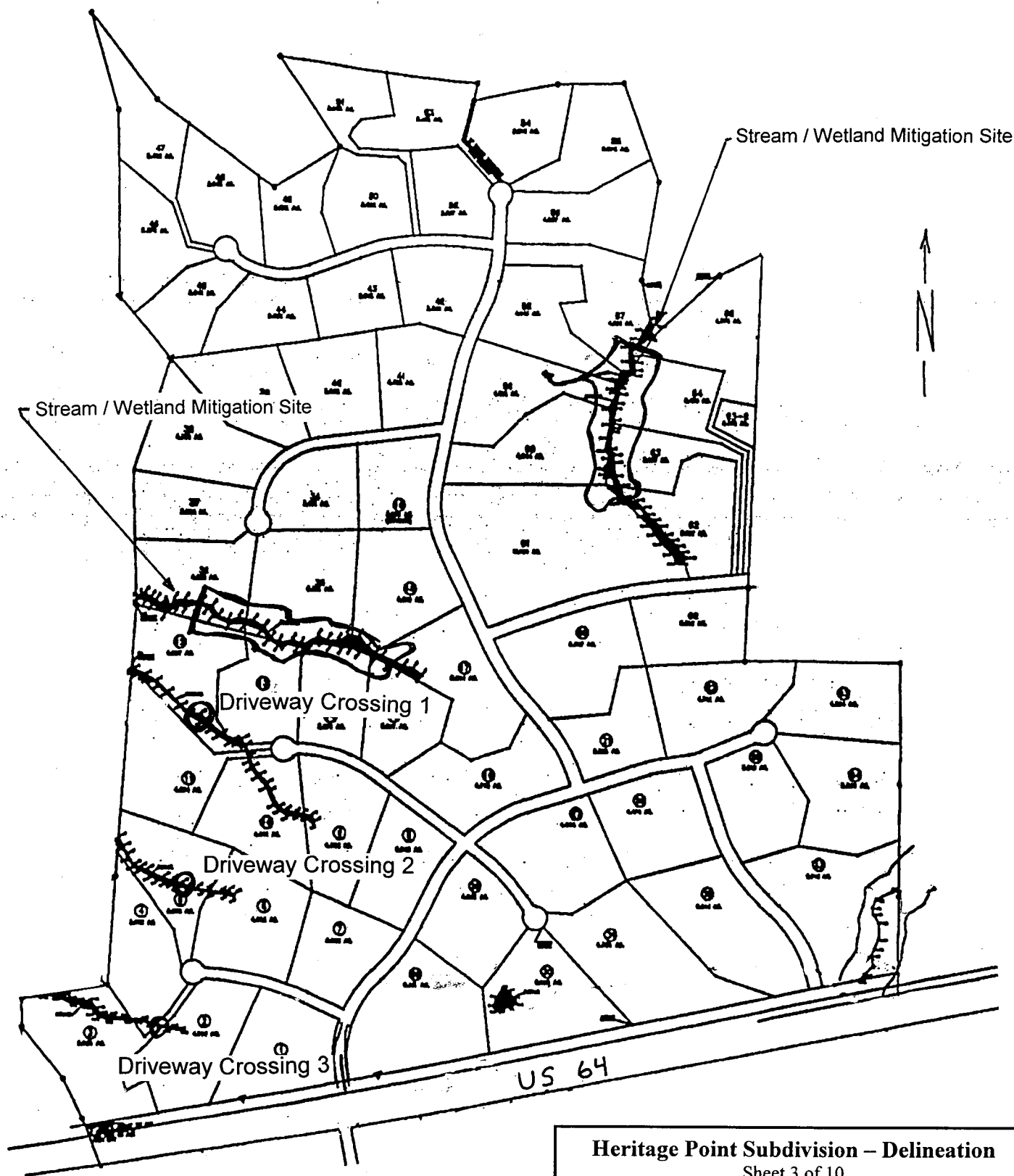
Heritage Point Subdivision – Plan View

Sheet 2 of 10

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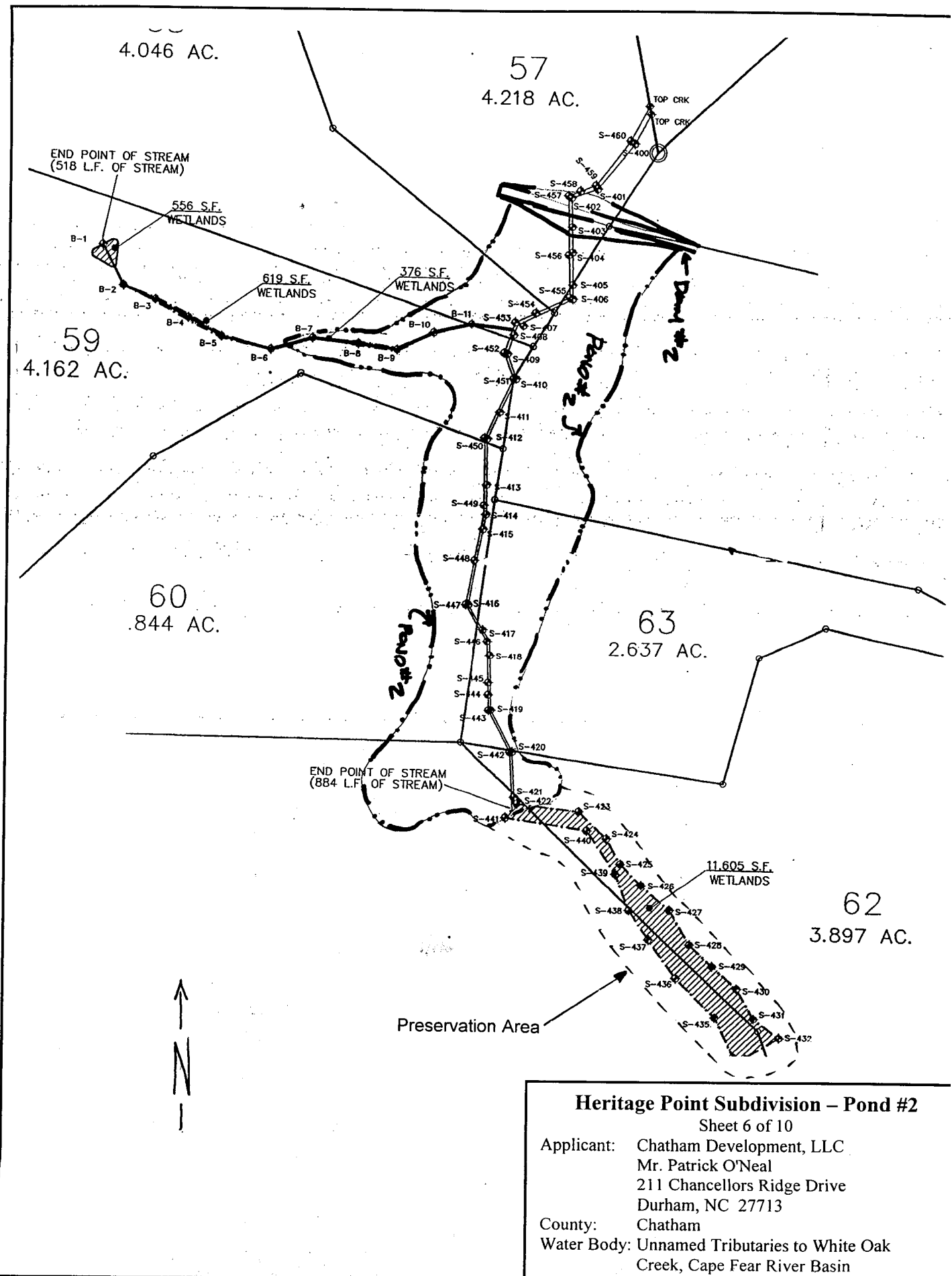
Heritage Point Subdivision – Delineation

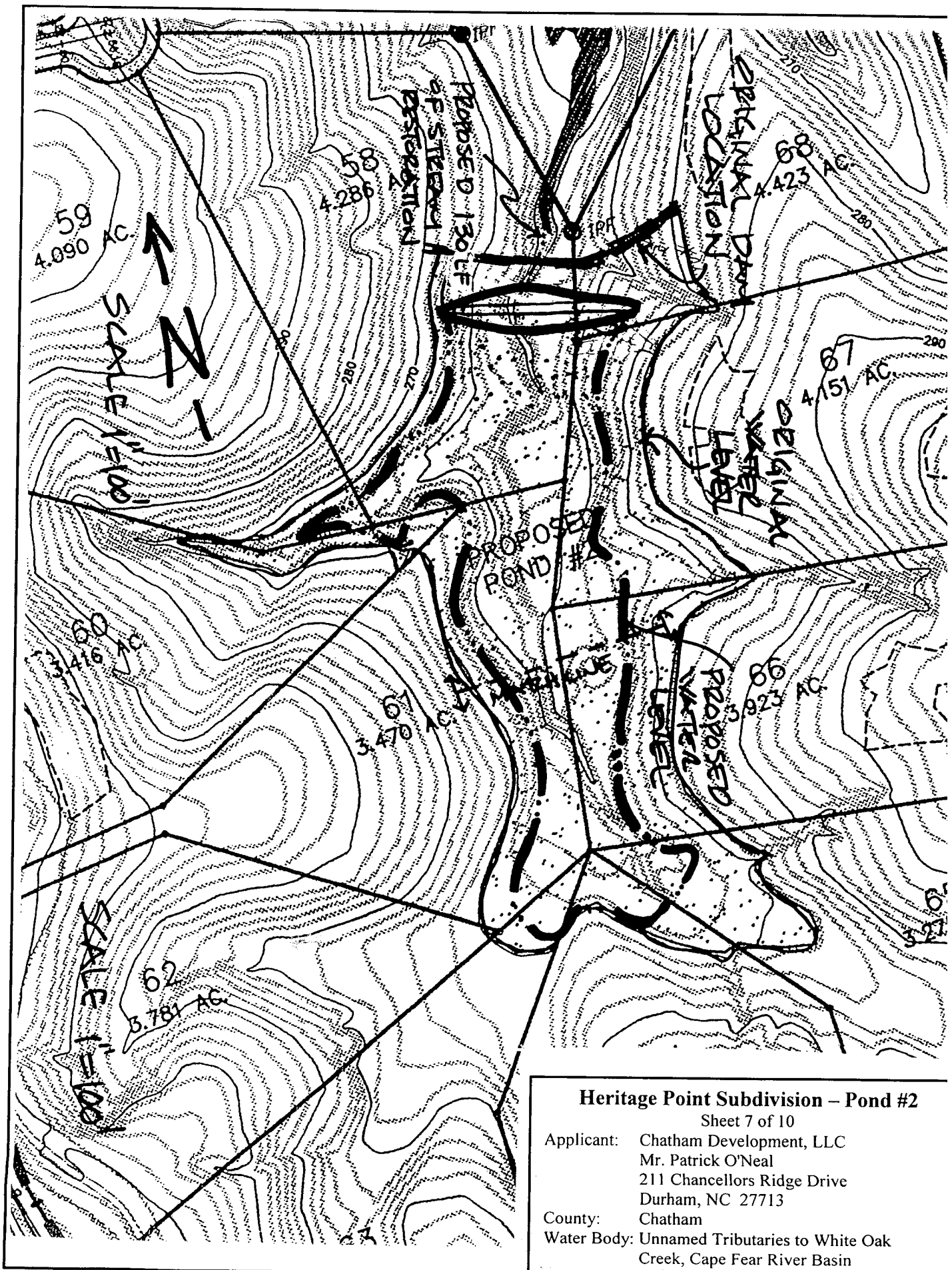
Sheet 3 of 10

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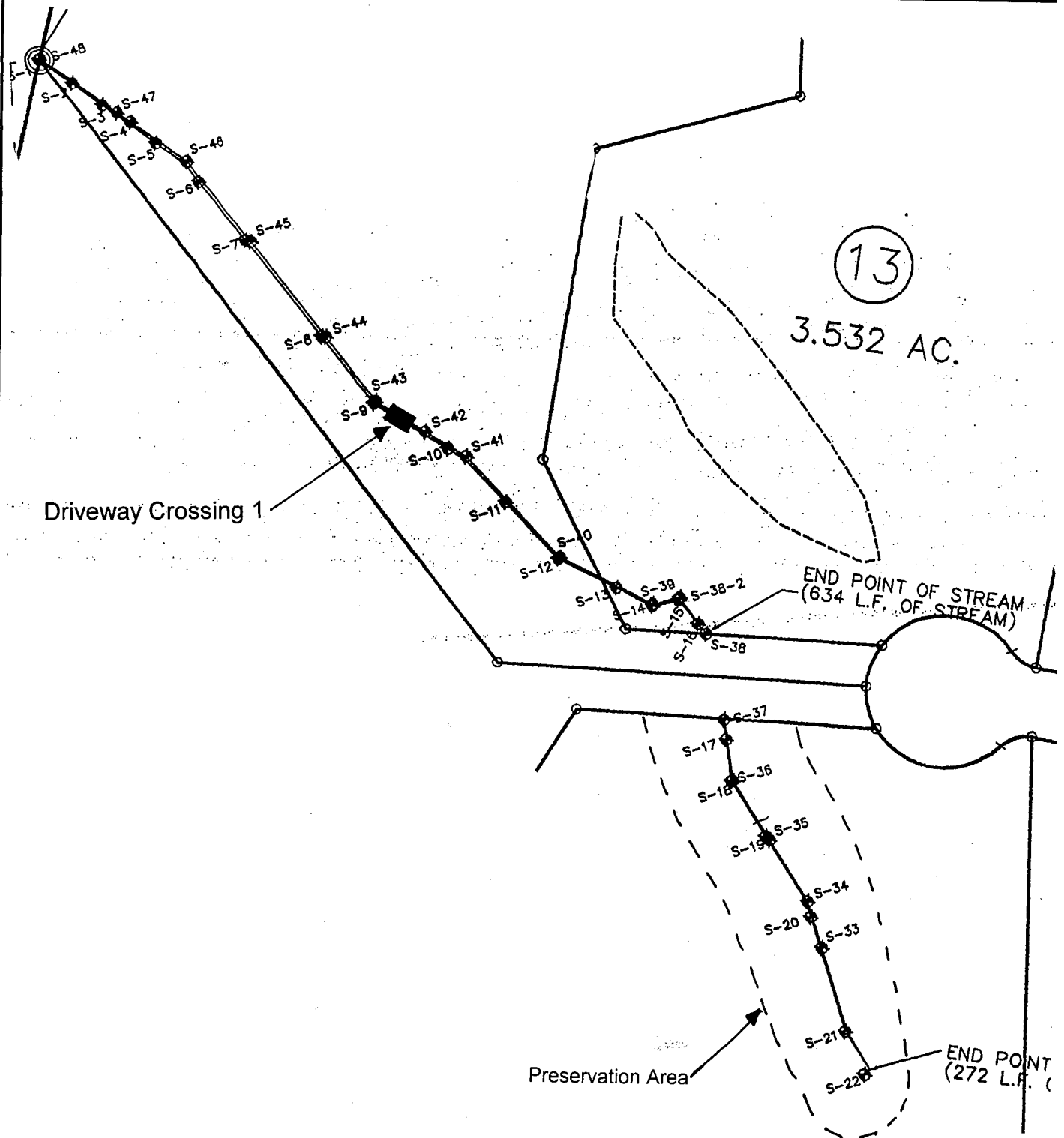
Heritage Point Subdivision – Pond #2

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Applicant: Chatham Development, LLC
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211 Chancellors Ridge Drive
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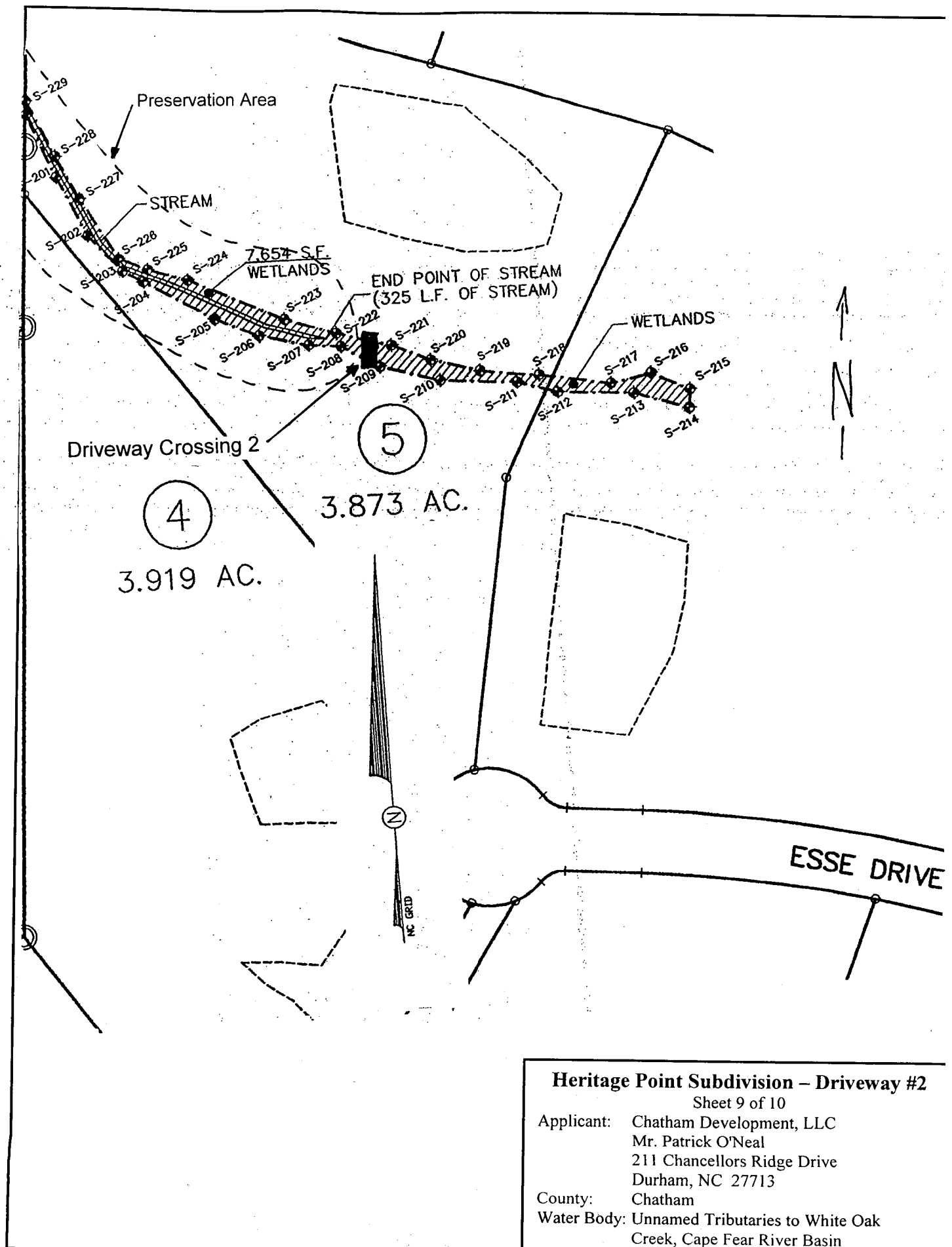
Heritage Point Subdivision – Driveway #1

Sheet 8 of 10

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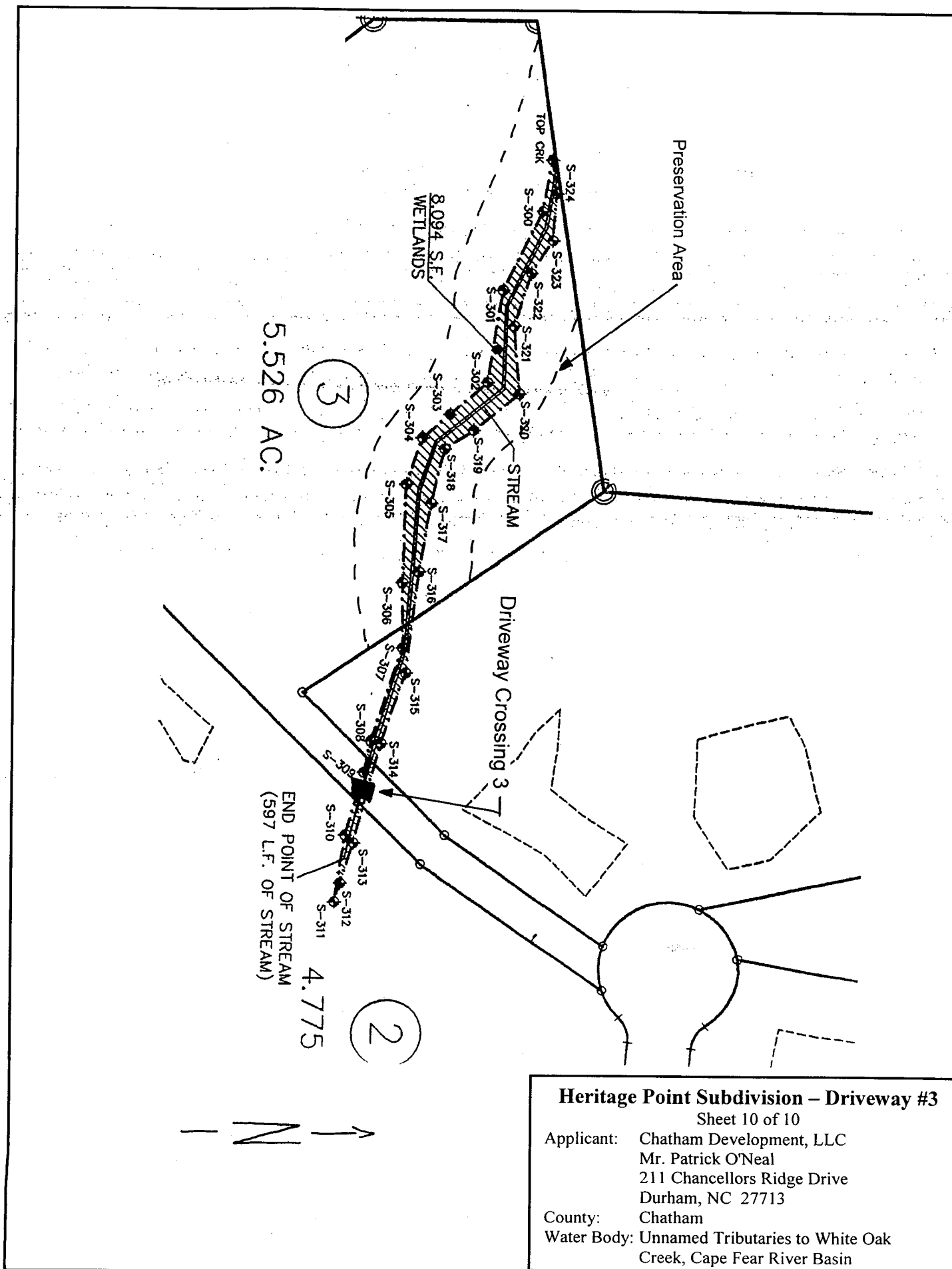
Heritage Point Subdivision – Driveway #2

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Heritage Point Subdivision – Driveway #3

Sheet 10 of 10

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